



Facing an open field with magnificent views

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Howard Close Walton On The Hill KT20 7QF

Walton on the Hill 1/2 mile
Tadworth Village and Station 2 miles
M25 3 miles

All times and distances are approximate

In an excellent location, towards the end of this close and with magnificent panoramic views over the field opposite, this semi-detached house has cottage character and a spacious 3-bedroom interior, a secluded garden and off-street parking for three cars. Recently improved and well-presented throughout.

- | Hall
- | Sitting Room
- | Kitchen
- | Conservatory - Dining Room
- | Enclosed Patio
- | Utility - Store Room
- | 3 Bedrooms
- | Bathroom
- | Off-street Parking for 3 Cars
- | Around 50' Rear Garden
- | Shared Area of Gardens to the Front

Price £475,000





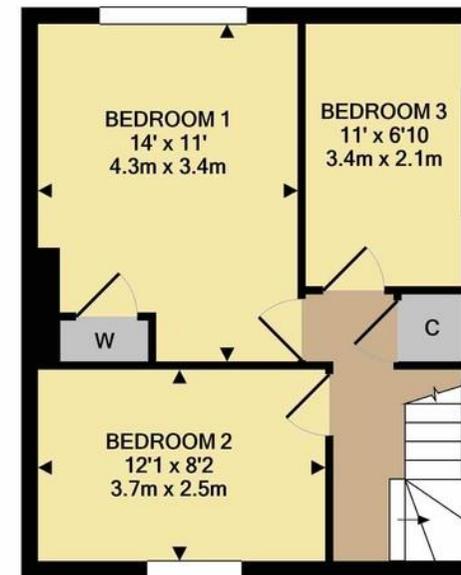
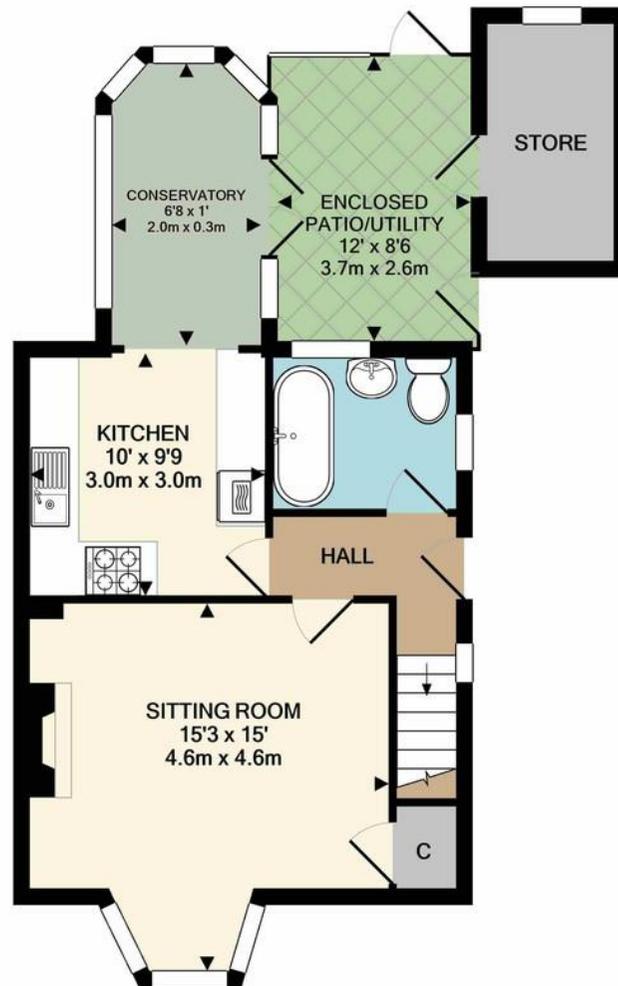
Almost at the end of this close off Chequers Lane, the property faces an open field offering magnificent views to woodland beyond. This location is also adjacent to a recreation field with children's playground and basket-ball court. The pretty village is within a few minutes' walk with its excellent local school, choice of shops, restaurants and pubs and Tadworth Village and Station is 1.4 miles away. Access to the M25 at Leatherhead (J9) is within a few minutes' drive.



Improved and beautifully presented, the house offers three good-size bedrooms and the addition of the conservatory creates spacious living spaces. There's also a wealth of storage included, an enclosed patio area with side access and the easily accessed parking for three cars is also a feature. The garden is mature and secluded with a sun-trap pergola and there is a shared area of garden opposite.

Quiet end-of-close location | Panoramic views over field and woods | Spacious Sitting Room with Fireplace | Fitted Kitchen open plan to Conservatory / Dining | Wealth of storage | Gas Central Heating | Replacement Double Glazing | Easy-access Parking at the front | Secluded Rear Garden with side access | Beautifully Presented





TOTAL FLOOR AREA
932 SQ FT / 86.6 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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